

TESTIMONY OF Robert Gourley

Before the Judiciary Committee

Thursday, March 29, 2012

**H.B. 5536 AN ACT CONCERNING REQUIREMENTS FOR CERTIFICATION AS A COMMUNITY ASSOCIATION MANAGER, LICENSURE AS A REAL ESTATE BROKER OR SALESPERSON AND ORGANIZATION OF A UNIT OWNERS' ASSOCIATION.**

My Name is Bob Gourley. I served as President of the Board of Directors for the CT Chapter of the Community Associations Institute. My term began on January 1, 2010 and ended December 31, 2011.

I also serve as President of the Board of Directors of Captain's Walk, a 20-unit Planned Urban Development (PUD) in West Haven, CT. I have served on the Board as President since 2003. As a PUD, Captain's Walk is governed identically to most condominiums and HOAs in the state of CT. Residents hold common interest in the community, pay common fees, are bound to unit by-laws and regulations, and are subject to provisions outlined in the Common Interest Ownership Act (CIOA)

Prior to living at Captain's Walk, I was an individual unit owner at Pilgrim's Harbor in Wallingford from 1985 to 1993.

I am a principal partner in a business called, MyEZCondo. My business produces newsletters for condominium and community associations throughout the country, including Connecticut.

Testimony on the Bill

**I am In favor of H.B. 5536.**

Certification of Community Association Managers is a vital step in providing assurance to community association residents that the business of their association is being conducted by a trained professional. It is important that Community Association Managers are certified by the state as their job performance has a direct impact on residents of the state's community associations. The designation of Certified Manager of Community Associations (CMCA) granted by the National Board of Certification for Community Association Managers (NBC-CAM) is the gold standard for community association management. Since the authors of this bill have wisely included NBC-CAM as the standard for state certification, I am pleased to offer my full support for this bill.

Very Truly Yours

Bob Gourley

Past President (2010-11) of the Board of Directors, CT Chapter of the Community Associations Institute

President (2003-12) of the Board of Directors, Captain's Walk PUD

Founder, MyEZCondo